

SLUC OPTIONS

GENERAL SERVICES ADMINISTRATION

STAT

- GSA Support of this activity, critical to the U.S. Government's technical collection programs, was woefully inadequate.
- There had been long history of dissatisfaction recorded over GSA support.
- There had been an equally long record of unsuccessful efforts made by the Agency to get GSA to improve the level of support, or to get out from under GSA.
- [] comprises 367,720 square feet.

STAT

The FY 1983 SLUC bill is \$3,449,507.

- Negotiations have produced little progress vis-a-vis positions of CIA/GSA regarding takeover of []
- New initiatives beginning in 1980 culminated in agreement for the Agency to contract out for maintenance and operations in 1981.
 - Agreement with GSA understood by Agency to mean no more SLUC. (Fact sheet signed by Walter Kallaur, GSA Regional Administrator, Jan. 5, 1981.)
 - Contract negotiated with Allied, ~~October~~ ^{FY} 1983.

STAT

Base Amount	\$1,963,000
Task Orders	<u>546,866</u>
SUBTOTAL	\$2,509,866
Electricity	1,500,000
Steam	<u>1,200,000</u>
TOTAL	\$5,209,866

- GSA has now taken the position that SLUC would be reduced, not waived:

\$3,449,507	FY 83 SLUC, \$9.38 per sq. ft.
<u>-1,756,400</u>	Maintenance & Operation (M & O), \$4.78
\$1,693,107	Federal Building Fund (FBF), \$4.60
- Anticipated cost of M & O:
 - FY 84 - \$3.3 million
 - FY 85 - \$4.4 million (Capital improvements exclusive of Base Contract)
- DCI letter to Administrator, GSA - 8 Sep 83, requested:
 - Transfer jurisdiction of building to CIA, Title 40 U.S.C. 122.
 - Waive SLUC, Title 40 U.S.C. 490 (j).
- Recommended courses of action:
 - Get agreement to transfer building or waive SLUC.
 - Exercise DCI Authority, CIA Act.
 - Enabling legislation to reaffirm DCI Authority on this issue. See attached sheet on pending legislation. (Best serves long-term interest of the Agency.)

HEADQUARTERS POWER PLANT

(Including Main Utility Distribution Centers
in the Headquarters Building)

PROBLEM

- GSA has failed to adequately staff, maintain, and make necessary capital improvements.
- Reliability of plant is critical to Agency's worldwide mission.
- Dependence on computers and communications dictates need for reliable heating, cooling, and electric power.

FACTS

- Power Plant must meet Agency's reliability needs.
- GSA operation of the power plant has been unsatisfactory.
 - Power outage 12-14 May 1983.
 - Inadequate staffing; GSA unable to recruit necessary personnel.
 - No preventive maintenance.
 - No GSA provision for capital improvements.
 - Agency has had to provide funds for additional reimbursable personnel.
 - Agency has had to budget for many necessary capital improvements.
- Changes Required:
 - Adequate staffing; upgrade skills with matching salaries.
 - Install computerized monitoring and control system.
 - Institute equipment recapitalization program.
 - Negotiate preventive maintenance contracts with equipment manufacturers.

RECOMMENDATION

- CIA operates the Power Plant, including main utility distribution centers in the Headquarters Building, by contracting out. Backup to be provided by GSA on a reimbursable basis.

AGENCY TAKEOVER OF MAINTENANCE AND OPERATION OF THE HEADQUARTERS BUILDING

FACTS

- Of the \$13 million the Agency pays to the General Services Administration, only \$3 million is turned over to the Buildings Manager. It is inadequate.
- The level of service to the building and its occupants is inadequate.
- The building is going on 25 years old and such major items as the elevators and air conditioning going out must be anticipated.
- The number of GSA personnel assigned to the building is inadequate.
- GSA first line supervision of its personnel is ineffective.
- In view of money and personnel shortages, it is virtually impossible for the Buildings Manager to accomplish that level of maintenance and operation that the Agency expects and demands.

PROBLEMS

- Minor work orders under \$1,500 take an average of eight to nine weeks to accomplish
- Major work orders over \$1,500 take an average of eight months to accomplish.
- The state of repair of the building and parking lots is deplorable.
- The building needs to be painted not only in hallways but in rooms as well.
- The work force is too small and much too slow.
- Adverse impact on morale.

ALTERNATIVES

- GSA build up its forces and give the Buildings Manager a far greater portion of the SLUC (\$8-10 million).
- The Agency contract out to maintain and operate the building and SLUC used for this purpose.

RECOMMENDATION

- The Agency take over the maintenance and operation of the Headquarters Building.

SECURITY GUARDS

- Federal Protective Officer (FPO) performance has been well below an acceptable level for an extended period.
- Federal Protective Service (FPS) leaders are disillusioned about their ability to improve service.
- Inefficient GSA staffing methods are not likely to improve.
 - Forty percent vacancy rate over past several years.
 - Guards working double shifts and several have been found sleeping on post.
 - Excessive overtime (many guards working 16 hours per day).
- CIA staff employees are the only alternative to FPS; Blue Blazer concept has already been started to supplement inadequate FPO force.
- CIA staffing must be realistic, GSA FPO positions must be transferred to CIA in phases.
- Replacement of the GSA guard force should occur in three phases.
 - Phase I - First Year: Takeover of all easily assumed posts of least difficulty.
 - Phase II - Second Year: Takeover of most internal posts, including outlying buildings.
 - Phase III - Third Year: Assumption of law enforcement responsibilities, weapons responsibilities, arrest authority, and traffic ticket functions.
- Recommendation: CIA needs to regain control of guard force responsibilities.

PENDING LEGISLATIVE INITIATIVES

- H.R. 630 Public Buildings Act of 1983 contains a specific provision (Section 12, p. 26) which clearly preserves our authorities in the CIA Act of 1949.
- S. 452 Public Buildings Act of 1983, which passed the Senate on 10 November 1983, has a provision (Section 101 (b)) which states that this law does not supersede any specific authority granted by statute prior to the date of this act to the head of a Federal Agency.
- If the legislation is enacted, the Agency's position on these issues will be clearly reinforced.